

031.A

Map

0002

Block

0008.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 94,200 / 94,200

USE VALUE: 94,200 / 94,200

ASSESSed: 94,200 / 94,200

Total Card / Total Parcel

94,200 / 94,200

94,200 / 94,200

94,200 / 94,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WYMAN ST, ARLINGTON

OWNERSHIP

Owner 1:	MORAN BONNIE J & JOHN T
Owner 2:	
Owner 3:	
Street 1:	37 TITICUS MOUNTAIN RD
Street 2:	
Twn/City:	NEW FAIRFIELD
St/Prov:	CT
Postal:	06812

PREVIOUS OWNER

Owner 1:	MORAN BONNIE J & JOHN T -
Owner 2:	-
Street 1:	37 TITICUS MOUNTAIN RD
Twn/City:	NEW FAIRFIELD
St/Prov:	CT
Postal:	06812

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 169 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7131																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	94,200			94,200
Total Card	0.000	94,200			94,200
Total Parcel	0.000	94,200			94,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	557.40	/Parcel:	557.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	92,600	0	.		92,600	92,600	Year End Roll	12/18/2019
2019	102	FV	101,300	0	.		101,300	101,300	Year End Roll	1/3/2019
2018	102	FV	101,200	0	.		101,200	101,200	Year End Roll	12/20/2017
2017	102	FV	101,200	0	.		101,200	101,200	Year End Roll	1/3/2017
2016	102	FV	101,200	0	.		101,200	101,200	Year End	1/4/2016
2015	102	FV	101,200	0	.		101,200	101,200	Year End Roll	12/11/2014
2014	102	FV	101,200	0	.		101,200	101,200	Year End Roll	12/16/2013
2013	102	FV	101,200	0	.		101,200	101,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN BONNIE J	44914-319		3/31/2005	Family	99	No	No		
AMSOUTH BANK,	43203-489		7/1/2004		85,000	No	No		
SCHAFER ROBERT	27320-230		5/23/1997		83,301	No	No	G	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN BONNIE J	44914-319		3/31/2005	Family	99	No	No		
AMSOUTH BANK,	43203-489		7/1/2004		85,000	No	No		
SCHAFER ROBERT	27320-230		5/23/1997		83,301	No	No	G	

PAT ACCT.

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SCHAFER ROBERT	27320-230		5/23/1997		83,301	No	No	G	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
11/30/2017	Measured	DGM	D Mann
6/14/2005	Info Fm DEED	BR	B Rossignol
11/6/2000	Hearing Chag		
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

aprob

2021

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	N - NONE		

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

	CONDO CONVERSION 1997,Building Number 1.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	3 - 3rd Floor
% Own:	10.000000000
Name:	171 - 7131

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	1		BR:	1		Baths:			HB	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.6%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:	Model:	Serial #:	Year:	Color:
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### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	169	402.230	67,97
Net Sketched Area:		169	Total:	67,97
Size Ad	169	Gross Are	169	FinArea

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
77						
77						
69						

## IMAGE

**AssessPro** Patriot Properties, Inc

